

## ANSTY AND STAPLEFIELD PARISH COUNCIL

### **The minutes of the Meeting of Ansty and Staplefield Parish Council held in Staplefield Village Hall on 8<sup>th</sup> November 2021 at 7:30pm.**

**Members present:** Brad Williams (Chairman), Bob Birthwright, Maria Fielding, Crispin Salimbeni, Jon Gilley, Nuala Hampshire.

**Also present:** Liz Bennett (Clerk). Three members of the public.

#### **Public Session.**

Members of the public spoke to object to agenda item 6e, planning application DM/21/3566 at Broxmead Farm. This is a major project that will have a detrimental impact on the High Weald AONB through its visual impact and noise, dust and potentially light pollution. The proposal to import large volumes of inert waste will cause Highway safety issues and significant disruption. The application is contrary to several policies in the National Planning Policy Framework, the MSDC District Plan and the Ansty and Staplefield Neighbourhood Plan. MSDC should also reapply an enforcement order to stop the track which will create the access. The Parish Council were urged to object to the application.

#### **1. Apologies for absence.**

Apologies were accepted from Dhana Mahendran, James Steadman and Simon Stokes.

#### **2. Declarations of interest in items on the agenda.**

Brad declared a personal interest because he is friends with a member of the public who spoke against application DM/21/3566.

#### **3. Minutes of the Parish Council meeting held on 11<sup>th</sup> October 2021.**

The minutes were AGREED and signed by the Chairman.

It was AGREED that agenda item 6e, should be discussed next whilst the members of the public were in attendance:

**6e.** DM/21/3566 Application Type: Full Application Proposal: Proposed engineering works and extensive native planting scheme to facilitate the creation of a grass training and exercise arena, together with facilities for an elite show jumping horse breeding program requiring a new barn construction and additional paddocks. The grading works will be completed using 37833m<sup>3</sup> of clean inert soils/materials to the farm. Construction access is proposed via an existing access from the southbound carriageway of the A23. Site Address: Broxmead Farm, Broxmead Lane, Cuckfield.

The Parish Council strongly oppose this application. This is a large-scale project involving importation of large volumes of non-native materials. It will cause significant harm to the High Weald AONB, through visual impact, noise and pollution and so is contrary to policy AS3 of the Ansty and Staplefield Neighbourhood Plan. It could impact nearby Ancient Woodland and footpath CR20. The number of lorry movements required to bring in the waste will be disruptive and cause safety issues on the Highway.

It is contrary to the following policies in the National Planning Policy Framework:  
172 The proposal will not conserve and enhance an Area of Outstanding Natural Beauty

175(c) No exceptional reasons have been presented for the loss of an irreplaceable habitat

180(b)(c) Intensified land use and light pollution will adversely affect tranquillity and dark skies

83(c) The proposal does not respect the character of the countryside 109 The proposal has an unacceptable impact on highways safety

189 Harm to a designated Grade II heritage asset has not been justified

98 The proposal will lead to the diversion of a public right of way for an unspecified period

170(e) The proposal may contribute to soil, air, water and noise pollution and land instability.

It is contrary to similar policies in the MSDC Local Plan DP12, DP16, DP21, DP22, DP29, DP37, DP34.

It also appears that there may be several existing planning control issues at the site which need to be assessed. This includes recent reinforcement of a track running through Ancient Woodland and the erection of a tall hoarding on the southern and eastern edges of the sand school.

#### **4. Planning decisions.**

The following decisions were noted:

- a. DM/21/2773. Description: proposed erection of a steel framed, metal clad building with front and half of each gable overclad with Marley weatherboard fixed horizontally. The building will be divided into 2 units. All external hardstanding and parking areas will be concrete block paved. Location: Barkers Garage, Lower Yard, Sparks Lane, Cuckfield. Granted.
- b. DM/21/3186. Description: (t1) crab apple - remove the overhanging branch that is situated on the opposite side of the drive to pear tree cottage's garage, by approximately 2 metres Location: Pear Tree Cottage, Handcross Road, Staplefield, Haywards Heath. Granted.
- c. DM/21/3095. Description: proposed single storey rear extension to extend dining room and single storey infill extension to provide new rear entrance, utility room and larder and associated works. Location: The Paddock, Orchard Way, Warninglid. Granted.
- d. DM/21/2377 Applicant: Mr Ameen Raza Location: Land South Of Rocky Lane Rocky Lane Haywards Heath West Sussex. Application withdrawn.
- e. Ansty And Staplefield Reference: DM/21/3694 Application Type: Listed Building Consent Proposal: Repositioning of Garage, changes to fenestration, alteration of the driveway surface, and landscaping (from previously approved application DM/17/1837). As well as several internal alterations to the layout of the main dwelling, this includes the relocation of staircases, kitchen and downsizing the number of bedrooms from 6 to 5. Site Address: Great Thorndean Barn, Slough

Green Lane, Warninglid. Granted.

- f. DM/21/3276. Description: construction of a two car garage with roof space storage and existing vehicle crossover widened by approx. 2m. Location: Sunbury, Sparks Lane, Cuckfield. Granted.

## 5. Planning applications.

- a. DM/21/3551 Application Type: Trees in a Conservation Area Proposal: T1 T2: Lift on East side over drive by 5m, on West side lift to 2m. T3: lift to 5m over drive, trim back 2m from boundary hedge. 3xG1: reduce 2-3m. G2: Reduce by 2m. T4 T5: Reduce by 2- 3m. T6: reduce crown by 3-4m. T7: Reduce crown by 2-3m. 3xG3: Reduce crown by 2-3m. 7xG4: Fell, 1xLime and reduce others by 4-5m. 3xG5A: thin crown by 15-20%. G5: Reduce crown by 2-3m. G6: reduce by 2-3m. T8 T9: Lift crown to 5m. T10: reduce by 4-5m. T11: Reduce crown by 1m Site Address: Stonecourt Manor, Cuckfield Road, Staplefield. Noted.
- b. DM/21/3549 Application Type: Householder Application Proposal: Removal of existing conservatory and replacement with new orangery style extension. Site Address: Cambridge Cottage, Brantridge Lane, Balcombe, Haywards Heath. No objection.
- c. DM/21/3472 Application Type: Householder Application Proposal: Machine and plant room extension to existing garage. Site Address: Cedars, Staplefield Place, Handcross Road. No objection.
- d. DM/21/3642 Application Type: Householder Consent. Proposal: Replacement garage and proposed swimming pool with pool house. Site Address: Whitehouse Cottage, Staplefield Lane, Staplefield, Haywards Heath. No objection.
- e. DM/21/3566 Application Type: Full Application Proposal: Proposed engineering works and extensive native planting scheme to facilitate the creation of a grass training and exercise arena, together with facilities for an elite show jumping horse breeding program requiring a new barn construction and additional paddocks. The grading works will completed using 37833m<sup>3</sup> of clean inert soils/materials to the farm. Construction access is proposed via an existing access from the southbound carriageway of the A23. Site Address: Broxmead Farm, Broxmead Lane, Cuckfield. This application was discussed prior to agenda item 4.
- f. DM/21/3057 Application Type: Full Application Proposal: Retrospective Application for works to a footpath to allow it to also function as an Emergency Access Road. (Additional information received 22nd Oct, including the provision of a knee rail fence). Site Address: Footpath Between The Holt And Kilnwood Avenue, Haywards Heath. Noted.
- g. DM/21/3520 Application Type: Householder Application Proposal: Single-storey extension to the side of the property to provide a ground-floor bedroom and bathroom. Site Address: 42 Cedar Avenue, Haywards Heath. No objection.
- h. DM/21/3588 Application Type: Householder Application Proposal: New double garage and Storage Shed and conversion of existing garage into habitable bedroom / accommodation. Extension to the rear and removal of the old chimney and erection of new chimney on the western side of the house. Site Address: Poplar Cottage, Cuckfield Lane, Warninglid. No objection provided conditions are imposed to ensure the former garage does not become a separate dwelling.

- i. DM/21/3867 Application Type: Householder Application and DM/21/3694 Application Type: Listed Building Consent Proposal: Repositioning of Garage, changes to fenestration, alteration of the driveway surface, and landscaping (from previously approved application DM/17/1837). As well as several internal alterations to the layout of the main dwelling, this includes the relocation of staircases, kitchen and downsizing the number of bedrooms from 6 to 5. Site Address: Great Thorndean Barn, Slough Green Lane, Warninglid. No objection.
- j. DM/21/2832 Application Type: Householder Application Proposal: Proposed extensions and alterations in the form of part single part two storey rear, sides and front extensions with rooms in roof and dormers to front and rear. Demolition of existing conservatory and chimneys. Addition of a first-floor balcony to rear. (Revised plans received 07.10.2021 and 26.10.2021) Site Address: Jarretts Farm, Brantridge Lane, Balcombe. No objection.
- k. DM/21/3405 Application Type: Full Application Proposal: Refurbishment of groundsman's store, new cricket practice net enclosure. Site Address: Ansty Village Centre, Deaks Lane, Ansty. This application was submitted by the Parish Council and so will not be discussed.
- l. DM/19/3234 Application Type: Outline Application Proposal: Proposed erection of nine dwellings with associated parking, turning areas and new access onto Issacs Lane. All matters reserved apart from access details Revised plans received on 29th October 2021. Site Address: Little Abbotsford, Isaacs Lane, Burgess Hill. The Parish Council object to this application as the site was not allocated in the Neighbourhood Plan and is in an area of Countryside development constraint.

**6. Monthly finances.**

The financial statement including the schedule of payments, the receipts and bank reconciliation was AGREED and is attached to these minutes.

**7. Grass Cutting contract.**

The Clerk invited four companies to quote for the grass cutting contract and received three quotes which were considered by the Council. It was AGREED to appoint IdVerde for a three-year contract.

**8. Legionella control at Staplefield Pavilion.**

The Clerk circulated the legal requirements for Legionella to the Council. The Parish Council understand that the showers are rarely used and so it was agreed that the showers will be decommissioned to comply with legionella control.

**9. The Queen's Green Canopy, a nationwide programme of tree planting.**

Councillors will consider options for tree planting in the parish and this item will be added to the agenda for the December meeting.

**10. Queen's Platinum Jubilee.**

MSDC normally offer grants to local community groups for their celebrations.

**11. Standing Orders 2018 (amended 2020).**

The Standing Orders were reviewed and approved including the delegated powers to

Clerk in certain circumstances. This will enable the Council to continue to operate in the event that meetings cannot be held.

**12. Financial Regulations 2019.**

The Financial Regulations were reviewed and approved. It was agreed to increase the amount of expenditure that can be approved by the Clerk in exceptional circumstances from £500 to £1000.

**13. Vehicle Activated Speed sign in Ansty.**

The developer for the new housing on the Bolney Road, Ansty is required to place a Vehicle Activated Sign on the Bolney Road, as a planning condition. The location suggested by Highways near Butlers Farm would interfere with the Speed Watch scheme. All other locations have been rejected by Highways. It was agreed that the supplier will be asked to provide a cover for the sign which can be placed over it when Speed Watch is in operation.

**14. Ansty Village Centre.**

The village centre held a successful Open Day in October. All the leases have been signed. The car park extension is operating with a temporary surface.

**15. License fee from Enterprise Inns.**

It was AGREED that a debt agency should be engaged to recover the outstanding debt from Enterprise Inns.

**16. Update from County and District Councillors.**

The Councillor was not present.

**17. Minor matters and items for the next agenda.**

**a. Response to Gatwick re the additional runway. Flights over the parish.**

The Clerk was asked to respond to the consultation regarding the proposed use of the emergency runway at Gatwick as a permanent runway. The Government review found that an additional runway is not required. The landscape will be blighted with the additional planes, increased traffic, and light and noise pollution. It also seems inappropriate at a time when we should be reducing our carbon footprints.

**b. Christmas Dinner.**

The Clerk was asked to book The Victory Inn on the 9<sup>th</sup> December.

**c. Pavilion refurbishment.**

The Clerk was asked to put this on the agenda for the next meeting.

**MEETING CLOSED**

**Draft minutes subject to confirmation.**

**Ansty and Staplefield Parish Council Finances 8<sup>th</sup> November 2021**

**Payments for approval**

	Ref	Description	Amount
Castle Water	68	Pavilion water	<b>5.00</b>
EDF Energy	69	Pavilion electricity	<b>12.00</b>
Vodafone	70	phone	<b>27.00</b>
WSALC	71	Parish Online Subscription	<b>84.00</b>
WSCC	72	Payroll	<b>95.47</b>
WSCC	73	Salaries	<b>2090.90</b>
Symes Tree Surgery	74	Emergency tree surgery	<b>750.00</b>
IdVerde	75	Grass cutting and cricket square	<b>9780.00</b>
Brad Williams	75	Printing for AVC Open Day	<b>131.24</b>
Elizabeth Bennett	76	Clerk's Expenses	<b>25.99</b>
Value Products (Safety Signs 4 Less)	77	Sign for Staplefield play park	<b>32.88</b>

**Receipts in October**

Hiscox	AA	Business Interruption Claim	<b>2500.00</b>
Copthorne Cricket	AB	Cricket	<b>83.85</b>
Brook Street Society	AC	Grant for speed gun	<b>400.00</b>

**31st October 2021**

<b>Bank</b>		<b>Cashbook</b>	
Current Account	85732.56	Balance forward	40140.1
Deposit Account	15231.49	Receipts	103686.75
less unpaid sum	-10.68	less payments	-42873.48
	<b>100953.37</b>		<b>100953.37</b>

**Signed by Chairman of Parish Council meeting 8<sup>th</sup> November 2021**